

715 Pendleton St., Greenville, SC 29602

BOOK 1494 PAGE 843

State of South Carolina )

Mortgage of Real Estate

County of GREENVILLE CO. S.C. )

THIS MORTGAGE made this FEB 29 3 45 PM '80 day of January 19 80.

by DONNIE S. TANKERSLEY B. H. Crenshaw

(hereinafter referred to as "Mortgagor") and given to Banker's Trust of South Carolina

(hereinafter referred to as "Mortgagee"), whose address is Pendleton Street Office, 715 Pendleton St., Greenville, SC 29602

WITNESSETH:

THAT WHEREAS, B. H. Crenshaw is indebted to Mortgagee in the maximum principal sum of Fifteen-thousand six and 04/100 Dollars (\$15,006.04), which indebtedness is evidenced by the Note of B.H. Crenshaw (Roger H. & Kathleen A. Crenshaw) of even date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of which is February, 1990 after the date hereof, the terms of said Note and any agreement modifying it are incorporated herein by reference

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS that the said Mortgagor, for and in consideration of the aforesaid indebtedness and in order to secure the payment thereof together with any renewals or extensions or modifications thereof upon the same or different terms or at the same or different rate of interest and also to secure in accordance with Section 29-3-50, as amended, Code of Laws of South Carolina (1976) (i) all future advances and readvances that may subsequently be made to Mortgagor by Mortgagee evidenced by the aforesaid Note, or by other promissory notes, and all renewals and extensions thereof; and (ii) all other indebtedness of Mortgagor to Mortgagee, now or hereafter existing, whether direct or indirect, the maximum amount of all indebtedness outstanding at any one time secured hereby not to exceed \$15,006.04 plus interest thereon, all charges and expenses of collection incurred by Mortgagee including court costs and reasonable attorneys fees, has granted, bargained, sold, released and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns, the following described property:

ALL that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina, on the West side of North Memminger Street in the City of Greenville, being shown as Lot No. 12, Block 2, Page 80 of the City Block Book, and being more particularly described by metes and bounds, as follows:

BEGINNING at an iron pin on the West side of North Memminger Street, at rear corner of lot now or formerly owned by Mrs. Mary C. Pack, and running thence with the rear line of said lot, and parallel with Pendleton Street, 70 feet to an iron pin in line of lot now or formerly owned by Mrs. W. L. Patton, thence with the line of said lot and line of lot now or formerly owned by Mrs. R.E. Cowser, and parallel with Memminger Street, 70 feet to an iron pin at rear corner of lot now or formerly owned by Mrs. Lou Gridley; thence with the line of said lot, and parallel with Pendleton Street, 70 to an iron pin on North Memminger Street; thence with the Western side of North Memminger Street in a Southerly direction 70 feet, more or less, to the Beginning Corner.

This conveyance is made subject to any restrictions or easements that may appear of record, on the recorded plat(s) or on the premises.

Being the same property conveyed to the mortgagor by Grace S. Pool by deed dated August 3, 1966 and recorded in the RMC Office for Greenville County on August 5, 1966 in Deed Book 803 at Page 429.

5270 --- 1 FEB 4 80 649

RECORDED IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF SOUTH CAROLINA... DOCUMENTARY STAMP \$ 00.64

TOGETHER with all and singular rights, members, hereditaments and appurtenances belonging or in any way incident or appertaining thereto, all improvements now or hereafter situated thereon, and all fixtures now or hereafter attached thereto (all of the same being deemed part of the Property and included in any reference thereto).

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